

PLANNING BOARD MINUTES
PUBLIC MEETING
JUNE 11, 2015 - 7:00 P.M.
HELD AT OAKLAND SENIOR CENTER
20 Lawlor Drive, Oakland, New Jersey

Pursuant to Chapter 231, Public Law 1975 (Open Public Meetings Act) adequate notice of this meeting has been provided by:

- ☐ Adoption of an annual schedule of meetings
- ☐ Posting a copy of same at Borough Hall
- ☐ Forwarding a copy of same to The Record
- ☐ Mailing a copy to any person requesting same

** MEETINGS CONCLUDE AT 10:30 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:00 P.M.

PLANNING BOARD MEMBERS:

Robert Knapp, Jason Shafron, Lee Haymon, Nicholas DiLandro, Dan Hagberg, Elaine T. Rowin, John Morris, Councilman Jensen, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:06 P.M., ROLL CALL:

Present: Mrs. Rowin, Messrs., Madden, Knapp DiLandro, Haymon, Hagberg, Morris, Councilman Jensen, Mayor Schwager and Chairman Potash.
Absent: Mr. Shafron

Also in attendance Mr. Joseph Russo, Esq., Board Attorney, Ms. Rebecca Mejia, Board Engineer and Steve Lydon, Board Planner.

Motioned by Councilman Jensen and seconded by Mr. Hagberg, to excuse the absences were voted unanimously by the Board.

Chairman Potash announced that Mr. Knapp would be sitting for Mr. Shafron.

Motioned by Mrs. Rowin and seconded by Mr. DiLandro, to open the meeting to the public regarding matters not on the agenda was voted unanimously by the Board.

No comments.

Motioned by Mrs. Rowin and seconded by Mr. Haymon, to close the meeting to the public regarding matters not on the agenda was voted unanimously by the Board.

PUBLIC HEARING:

1. Roy – 12 Silver Birch Avenue, Block 1703, Lot 6. . Public hearing for a minor subdivision and bulk variances has been carried to the July 9, 2015 meeting.

Chairman Potash announced that the Roy subdivision application has requested to carry to the July 9, 2015 public hearing with no further notice.

2. Ramapo Indian Hills High School – 97 Yawpo Avenue, Block 4101, Lot 1. Public hearing for an amended site plan.

Mr. Russo explained that pursuant to N.J.S.A 40:55D-31, improvements made by public agencies are mandated to make application to the Planning Board for a review and make recommendation to the Board of Trustee of Education. In addition, the school is not required to notice property owners within 200-feet. However, the applicant did notice the two neighboring properties.

Mr. Frank Ceurvels introduced himself as Business Administrator/Board Secretary for Ramapo Indian Hills High School. He explained that it was recommended during the installation of sidewalks along Yawpo Avenue, that the ingress and egress location be changed for safety reasons. In order to achieve permission to do the improvements, the Board of Trustee was required to submit plans to the state as well as receive recommendation from the Planning Board.

Mr. Richard Wostbrock from LAN Associates located in Midland Park was introduced to testify as a licensed engineer. Mr. Wostbrock offered his credentials and the Board accepted qualifications.

Mr. Wostbrock informed the Board that a circulation study was done back in 2014 which recommended that the location of the main exit be moved north on Yawpo Avenue. This location on Yawpo Avenue would provide a more level ingress/egress and offer a better line of site for vehicles.

Due to the loss of parking to accommodate the new ingress and egress, additional parking will be added in the rear of the student parking area. In addition, some minor changes will include a timber guiderail to replace a retaining wall with some low ground covering.

Councilman Jensen expressed concerns with the cueing of vehicles for both existing and proposed access. Mr. Ceurvels responded that the situation is not good but he and the Board have been working with the Police Department and their engineer on a better design. He explained if tweaking the design of improvements are needed, they will agree to that. Chairman Potash informed Councilman Jensen that Traffic Officer Fiore has reviewed the plans received by the Planning Board and favors the improvements.

Mayor Schwager questioned Mr. Ceurvels if the improvements would include more student parking spaces. She informed the Board that she has been receiving complaints from neighbors about students parking along the side streets. Mr. Ceurvels responded that they are not eliminating parking spaces but no additional parking is being proposed. A discussion ensued

concerning the possibility of including additional parking in the area near McCoy Road. Mr. Knapp expressed concerns with locating a driveway on such a steep slope to access that area.

Ms. Mejia verified that adequate site distance is obtainable with the proposed ingress and egress and that no monument sign is being proposed. Mr. Wostbrock responded that there would be at least a 300 to 400-foot site distance from the proposed entrance and the no sign is being proposed. Ms. Mejia verified that a timber rail was being used in place of the retaining wall.

Mr. Morris questioned the cost of the project. Mr. Ceurvels responded that the cost would be approximately \$150,000.00. Mr. Haymon questioned if the School Board ever considered solar carports. Mr. Ceurvels responded that the School Board considered solar energy a while ago. However, they would need to modify the roof to support solar panels and solar covered carports for the parking area would require square footage taking up much needed parking spaces. Mr. Haymon expressed that they should not dismiss the idea of solar energy since it would reduce their energy costs dramatically.

Mr. Wostbrock reviewed how the main entrance, adjacent from Page Drive, would be used for egress. He explained that the main entrance would be configured to allow three lanes for straight, left and right hand turns. The existing one-way entrance would be re-configured into a two-way access. He explained that they were proposing to add more parking in the teacher's parking lot but was advised there was not enough room.

Mayor Schwager questioned the timeframe of the improvements and if the project would be complete by the time school begins in September. Mr. Ceurvels responded that the improvements should take approximately four weeks. Chairman Potash questioned if all improvements to the parking area would be done simultaneously. Mr. Ceurvels responded that they would.

Mr. Russo reminded the Board that the school is not required to notice the property owners within 200-feet. However, they did send correspondence to inform both neighboring properties the extent of the improvements. The neighbor closest to the existing exit requested that the fence on their property be extended out toward the roadway to prevent students from walking across their property. Mr. Ceurvels explained that they have no problem with this request.

Mrs. Rowin questioned if the exit across from Page Drive could accommodate emergency vehicles. Mr. Ceurvels responded that emergency vehicles would be able to turn around in the teacher's parking lot. He reminded the Board that when designing the new egress and ingress, they consulted with and included the police through the entire process. Mr. Knapp was not convinced that an emergency vehicle could make the left hand turn into the temporary access going up Yawpo Avenue. Mr. Hagberg recommended that at the pre-construction meeting, that the contractor and construction crew be told not to block either access with their vehicles in the event an emergency vehicle needs to enter or exit the premises.

Mrs. Rowin questioned if summer camp could cause a traffic problem. Mr. Ceurvels responded that the main entrance is big enough to handle all traffic in and out.

Mayor Schwager questioned if there would be appropriate signage directing vehicles where to go. Mr. Ceurvels responded that there will be directional signage. Chairman Potash confirmed that all sidewalks and ramps will meet ADA compliance.

Ms. Mejia requested that drainage calculations be submitted for review. Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Mrs. Rowin and seconded by Mr. DiLandro, to open the meeting to the public regarding matters concerning the Indian Hills High School project was voted unanimously by the Board.

Mr. Kenneth Porro, Trustee of the Board of Education, came forward informing the Board that he is the Chair of Facilities. He thanked the Board for their suggestions and guidance.

He explained in recent years, more students from Wyckoff have been opting to come to Indian Hills H.S. as opposed to Ramapo Hills H.S. This is cause for parking problems with the number of students driving to school.

He would update the Board of Trustee of Education on the Planning Board's information and suggestions.

Motioned by Mrs. Rowin and seconded by Mr. DiLandro, to close the meeting to the public regarding matters concerning the Indian Hills High School project was voted unanimously by the Board.

Mr. Russo suggested that he draft a letter and forward it to the Board members for their review. During their review they could email him of other matters to be added to the letter. Chairman Potash entertained a motion to authorize Mr. Russo to draft a letter recommending the improvements.

Motioned by Mr. Morris and seconded by Mr. DiLandro, to authorize Mr. Russo to draft a letter of recommendation for the improvements.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Madden, Knapp, DiLandro, Haymon, Hagberg, Morris, Councilman Jensen, Mayor Schwager and Chairman Potash.
 Nays: None
 Abstain: None
 Absent: Mr. Shafron

MEMORIALIZATION:

None

PAYMENT OF BILLS:

Motioned Mr. DiLandro and seconded by Mr. Haymon, for the payment of bills subject to the availability of funds.

Roll Call Vote: Ayes: Mrs. Rowin, Messrs. Madden, Knapp, DiLandro, Haymon, Hagberg, Morris, Councilman Jensen, Mayor Schwager and Chairman Potash.
Nays: None
Abstain: None
Absent: Mr. Shafron

APPROVAL OF MINUTES:

Motioned by Mr. Morris and seconded by Mr. Hagberg, to approve the April 9, 2015 minutes.

Roll call vote: Ayes: Mrs. Rowin, Messrs. Madden, Hagberg, Morris, Councilman Jensen, Mayor Schwager and Chairman Potash.
Nays: None
Abstain: Messrs. Knapp, DiLandro and Haymon.
Absent: Shafron

NEW BUSINESS:

Mr. Lydon informed the Board that on March 10th the Supreme Court decision was to effectively eliminate the administrative process overseen by COAH. The obligation will continue with the pre 1986 Mt. Laurel obligations. The ruling would bar action by COAH to adopt rules or action taken by the State Legislature. As an effect of this order, the courts would be the only forum to make these determinations. However, the courts have not informed municipalities yet what their obligations will be.

He reminded the Board that if the Borough is successful with introducing sewers, the obligation will increase. The Borough is moving forward with the Housing and Fair Share plan with the assumption that Plan Conformance from the Highlands and sewers are still in the development stages. These plans would extend out to 2024 based upon the growth and ability. If these plans change, however, a new plan would be introduced.

Chairman Potash thought that Highlands would govern the affordable housing numbers as a result of the Borough's Plan Conformance. Mr. Lydon responded that since the ruling, the validity of the agreement with COAH and Highlands may no longer exist and reminded the Board that those numbers were solely based on the Borough getting sewers.

OLD BUSINESS:

Mr. DiLandro informed the Board that Mr. Touhy on Academy Circle is still having issues with the planting his neighbor provided.

PUBLIC MEETING ADJOURNED AT 8:20 P.M.

Motioned by Mr. Morris and seconded by Mr. Hagberg, to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

Kathlyn Gurney/Administrative Assistant

*Next meeting on July 9, 2015.